



My favourite thing about summer isn't just the warm weather, the longer days, or getting to spend more time outside — it's getting to spend more time with my daughter.

Every year we make plans for a little road trip to a different town, where we'll see concerts, go to a baseball game, and finish the summer with some back-to-school shopping. Our traditions may seem small, but they are incredibly meaningful to us.

I remember reading something when Leah was little that said we only get so many of these beautiful, delicious days with our children. That stayed with me, and ever since, I've tried to appreciate every second she is home with me during the summer.

*Happy summer to all. May the days feel long, the moments meaningful, and the memories plentiful.
~Linda*



**2 EAST STREET,
ANGUS**

\$257,900

MOTIVATED SELLER!

2 Bed | 1 Bath | 700-1,100 SQ. FT.

**4 GOLD PARK GATE,
ANGUS**

\$899,900

RENOVATED KITCHEN!

4 Bed | 4 Bath | 2,000-2,500 SQ. FT.

**15 CATHERINE STREET,
ST. CATHARINES**

\$430,000

TIMELESS CHARACTER!

2 Bed | 2 Bath | 1,100-1,500 SQ. FT.

**15 PHEASANT TRAIL #8,
BARRIE**

\$439,900

RARE END-UNIT LIVING

3 Bed | 2 Bath | 1,200-1,399 SQ. FT.

**19B YONGE ST. N. #103,
ELMVALE**

\$449,900

MAIN FLOOR LIVING!

1 Bed | 1 Bath | 800-899 SQ. FT.

**23 BURBANK CIRCLE,
EVERETT**

\$799,900

CHARMING COMMUNITY!

3 Bed | 2 Bath | 1,100-1,500 SQ. FT.

**38 TRUAX CRESCENT,
ANGUS**

\$799,900

BACKYARD RETREAT!

4 Bed | 3 Bath | 2,000-2,500 SQ. FT.

**39 STONEMOUNT CRES.,
ANGUS**

\$899,900

LARGE FAMILY LIVING!

4 Bed | 3 Bath | 2,000-2,500 SQ. FT.

**87 ARMEDA CLOW CRES,
ANGUS**

\$879,000

ULTIMATE FAMILY OASIS!

4+1 Bed | 4 Bath | 2,000-2,500 SQ. FT.

**89 CONNOR AVENUE,
COLLINGWOOD**

\$779,900

GEORGIAN MEADOWS!

3+1 Bed | 3 Bath | 1,500-2,000 SQ. FT.

**91 QUIGLEY STREET,
ANGUS**

\$749,900

FINISHED BASEMENT!

3 Bed | 3 Bath | 1,100-1,500 SQ. FT.

**105 DECAROLIS CRES.,
ANGUS**

\$1,200,000

LUXURY LIVING!

4 Bed | 4 Bath | 2,000-2,500 SQ. FT.

**114 MALCOLM STREET,
ANGUS**

\$449,900

NEW PRICE!

3 Bed | 1 Bath | 700-1,100 SQ. FT.

**116 REID STREET,
BOBCAYGEON**

\$620,000

PRIVATE RETREAT!

2 Bed | 2 Bath | 1,100-1,500 SQ. FT.

**125 RAGLAN STREET,
ANGUS**

\$629,900

RARE DOUBLE LOT!

3+1 Bed | 2 Bath | 1,100-1,500 SQ. FT.

**154 ARNOLD CRESCENT,
ANGUS**

\$939,900

NEW PRICE!

3+1 Bed | 4 Bath | 1,500-2,000 SQ. FT.

**190 CENTRE STREET,
ANGUS**

\$774,900

RARE OPPORTUNITY!

4+1 Bed | 4 Bath | 2,000-2,500 SQ. FT.

**229 BLUE DASHER BLVD,
BRADFORD**

\$1,299,000

LUXURY UPGRADES!

4 Bed | 3 Bath | 2,000-2,500 SQ. FT.

**281 VICTORIA STREET E,
ALLISTON**

\$889,000

PERFECT FAMILY HOME!

4+1 Bed | 4 Bath | 1,500-2,000 SQ. FT.

**720 YONGE STREET #307,
BARRIE**

\$409,900

NEW PRICE!

1+1 Bed | 1 Bath | 800-899 SQ. FT.

**1213 TAYLOR LINE,
COLDWATER**

\$2,499,000

NEARLY 200-ACRES!

3 Bed | 2 Bath | 1,500-2,000 SQ. FT.

**2717 3/4 SDRD SUNNIDALE
NEW LOWELL**

\$799,900

OVER AN ACRE!

3+1 Bed | 4 Bath | 1,500-2,000 SQ. FT.

**3514 PENETANGUISHENE RD,
CRAIGHURST**

\$810,000

ALMOST AN ACRE!

1+1 Bed | 3 Bath | 1,100-1,500 SQ. FT.

**5216 COUNTY 90 RD. #65,
SPRINGWATER**

\$34,900

SEASONAL RETREAT!

1 Bed | 1 Bath | <700 SQ. FT.

5318 CONC 3 SUNNIDALE RD
NEW LOWELL

\$749,999

CORNER LOT HOME!

3 Bed | 1 Bath | 700-1,100 SQ. FT.

8137 4TH LINE,
ANGUS

\$1,400,000

OVER 66 ACRES!

4 Bed | 1 Bath | 2,500-3,000 SQ. FT.

PT LT 18 CON 11 HWY 26,
MEAFORD

\$224,900

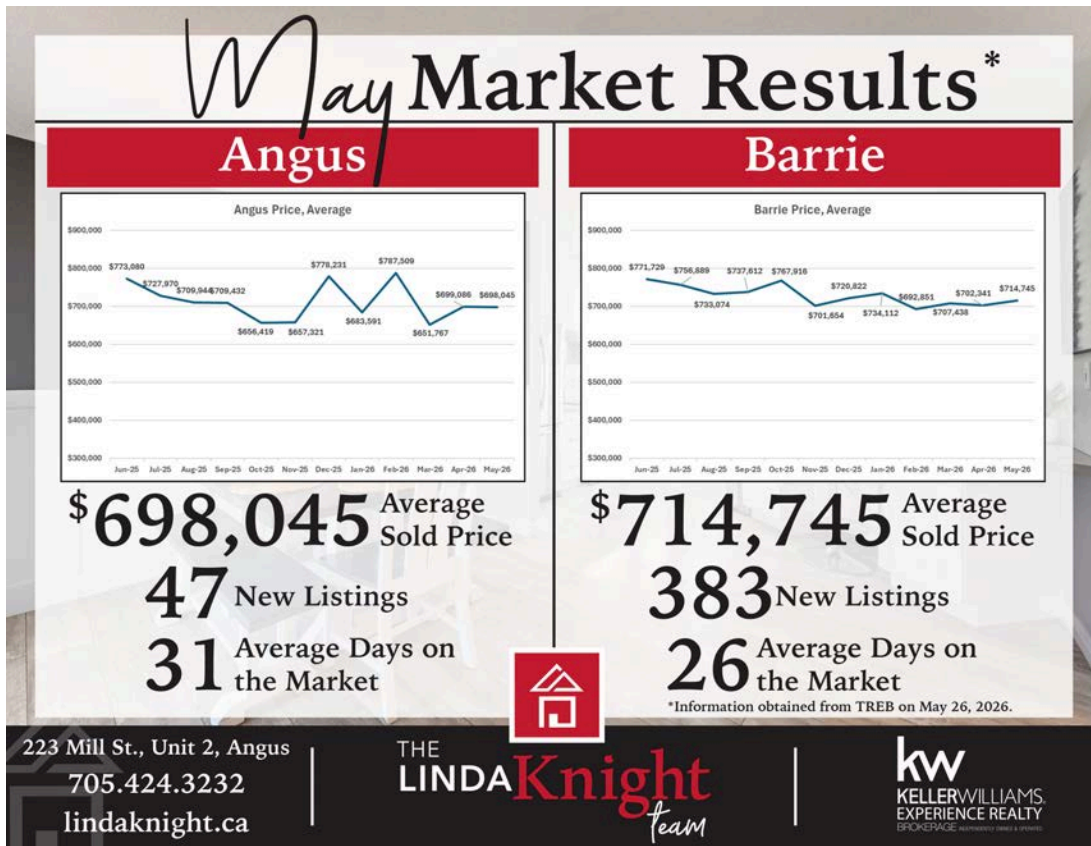
DREAM HOME POTENTIAL!

Vacant Land | Over 7 Acres



The numbers are in, and the spring market is showing some fascinating trends! If you've been waiting for the right moment to move, here is the breakdown of the latest May market results. Whether you are looking to capitalize on a new listing in Barrie or find a community feel in Angus, our team has the data-driven insights to guide your next move!

Questions about your home's value? [Let's chat!](#)



The "Room to Negotiate" Illusion

The idea that overpricing a home gives you room to negotiate is a **MYTH** because today's buyers are highly educated with so many online tools available to track home values. An inflated price hurts your momentum during the first few weeks when buyer interest is highest, leaving your listing to sit on the market until it becomes stale and makes people assume something is wrong. This eventually forces you to make price cuts that invite lower offers, and even if a buyer agrees to the price, the appraisal will likely fall short and stall the deal. Unfortunately usually resulting in less money for you than if you had priced it correctly from the start.

Curious to know the value of your home? It would be our pleasure to sit down with you for a **FREE, no obligation, home appraisal**. We are passionate about working with our clients to empower them with knowledge to make the best decisions.



Father's Day is Sunday June 21st!

Dads can be tough to buy for...how about a little DIY?

- **SCRAP WOOD PHONE DOCK:** Cut a thick block of wood. Carve a wide groove for his phone. Drill a small hole at the bottom for his charging cable. Sand and stain it.
- **MAGNETIC KEY HOLDER:** Drill shallow holes into the back of a small wooden plank. Glue strong neodymium magnets inside the holes. Mount it by the front door to hold his keys instantly.
- **CUSTOM WOODEN COASTERS:** Cut tree branches into thick slices. Sand the flat surfaces smooth. Use a wood burner or paint to add his initials, then seal them with waterproof varnish.
- **SIGNATURE BBQ DRY RUB:** Mix brown sugar, smoked paprika, garlic powder, onion powder, cayenne pepper, and coarse salt. Pour it into a glass mason jar with a hand-drawn label.
- **INFUSED HOT HONEY:** Heat local honey in a saucepan with dried chili flakes or jalapeños for 10 minutes. Strain the mixture into a clean bottle for a sweet, spicy condiment.
- **GOURMET COFFEE SYRUP:** Boil equal parts sugar and water with a split vanilla bean or a cinnamon stick until thick. Bottle it up so he can upgrade his morning brew.
- **PHOTO GALLERY BLOCKS:** Print black-and-white family photos. Use Mod Podge to glue and seal them onto small, sanded blocks of wood for a rustic desk display.
- **"REASONS I LOVE YOU" JAR:** Cut strips of colored paper. Write down your favorite memories, jokes, or traits of his on each one. Fold them up and fill a glass jar.
- **HANDPRINT WORK APRON:** Buy a plain canvas workshop or BBQ apron. Use fabric paint to add the kids' handprints, or use fabric markers to write a funny dad joke across the front.
- **PARACORD BRAIDED KEYCHAIN:** Use heavy-duty utility cord to braid a rugged keychain. Attach a sturdy metal carabiner to the end so he can clip it to his belt loop.
- **HAND-POURED SOY CANDLE:** Melt soy wax flakes and mix in outdoor scents like cedarwood or sandalwood. Pour it into an empty, clean tin or a vintage coffee mug.
- **LEATHER CORD ORGANIZER:** Cut a small rectangle from a piece of scrap leather. Install a metal snap fastener on the ends so he can neatly wrap and secure his messy charging cords.



Military Relocation?

CHOOSE OUR TEAM

- ✓ HHT week block off where we will show you as many houses as necessary.
- ✓ Liaison between you and your relocation provider.
- ✓ Recommend and book home inspectors.
- ✓ Educate you on different areas.
- ✓ Help with return on investment decisions.
- ✓ Advise on local schooling and amenities.
- ✓ Market analysis on your home and a personalized marketing plan.
- ✓ Professional advice on how to get your home ready for sale.
- ✓ Direction to reputable real estate agents across Canada that can help with your relocation.

For years, our team has been proudly assisting Military families relocate to and from Base Borden.

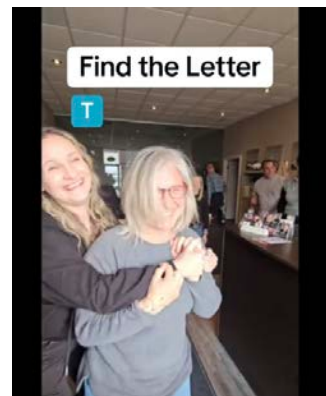
The Linda Knight Team is Sirva Relocation (former BGRS) approved.

We understand all of the extensive requirements needed for your move and provide Military Members with 'Red Carpet Service' by looking after absolutely everything.

SERVICE BILINGUE DISPONIBLE

705.424.3232 | lindaknight.ca

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EXPERIENCE REALTY



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